

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	3801 W 79th Street, Prairie Village, KS 66208	Order ID	6953038	Property ID	29148797
Inspection Date	11/23/2020	Date of Report	11/23/2020		
Loan Number	42504	APN	OP04500000-0044		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Johnson		

Tracking IDs					
Order Tracking ID	1122BPOs	Tracking ID 1	42504		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Spieß Lisa M	Condition Comments	
R. E. Taxes	\$3,421	Subject property appears to be well maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.	
Assessed Value	\$251,400		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and location.	
Sales Prices in this Neighborhood	Low: \$210,000 High: \$320,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3801 W 79th Street	2516 78th Street W	3310 79th Street W	2800 75th Place W
City, State	Prairie Village, KS	Prairie Village, KS	Prairie Village, KS	Prairie Village, KS
Zip Code	66208	66208	66208	66208
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.79 ¹	0.30 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$314,000	\$299,950	\$279,900
List Price \$	--	\$295,000	\$299,950	\$272,500
Original List Date		10/30/2020	11/12/2020	09/11/2020
DOM · Cumulative DOM	-- · --	24 · 24	11 · 11	34 · 73
Age (# of years)	63	63	63	69
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Split ranch	Split ranch	Split ranch	Split ranch
# Units	1	1	1	1
Living Sq. Feet	1,064	1,568	1,389	1,617
Bdrm · Bths · ½ Bths	3 · 1 · 1	4 · 3	3 · 1 · 2	3 · 2 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.22 acres	0.21 acres	0.27 acres
Other	none	MLS#2250667	MLS#2252299	MLS#2242306

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Adorable Prairie Village charmer located on a quiet street with large lot. Ideal floor plan with 2 bedrooms on the main level and 2 bedrooms upstairs. Newly refinished hardwood floors on main level and stairs. New tile floors in 2nd level bathroom, and gorgeous new chandelier in dining room. Recently painted interior and exterior. 3rd bathroom with new vanity in basement. Main-level laundry room/mudroom too! Brick patio and large fenced yard.
- Listing 2** Charming split level in Prairie Village. Fresh paint and new appliances, 2 linen closets and gas starter-wood fireplace. Wonderful 12x12 treehouse in backyard and butterfly garden, 3 nice sized bedrooms, Great lower level office, 1 full and 2 half baths This home is easy to live in. Come home to the heart of Prairie Village. Please do not let the cat out or into the garage.
- Listing 3** Beautiful Prairie Village home on a corner lot! Nicely updated kitchen & baths. Tons of space in the main-level w/2 bedrooms/2 baths +office space. Main level master suite w/bath w/double sink & walk-in closet. Huge upstairs 3rd bedroom has half bath. Main level laundry room. No basement to worry about (but has a tornado shelter) & huge walk-in attic space for all your storage needs. Fenced back-yard provides lots of privacy & 3rd bedroom has a fun 2nd level deck. 2 car garage. Perfect Prairie Village location!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3801 W 79th Street	3619 79th Street W	4600 78th Street W	8010 Reinhardt Lane
City, State	Prairie Village, KS	Prairie Village, KS	Prairie Village, KS	Prairie Village, KS
Zip Code	66208	66208	66208	66208
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.08 ¹	0.52 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$310,000	\$285,000	\$305,000
List Price \$	--	\$260,000	\$285,000	\$288,000
Sale Price \$	--	\$245,000	\$282,500	\$265,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/03/2020	06/05/2020	10/09/2020
DOM · Cumulative DOM	-- · --	49 · 89	0 · 70	33 · 114
Age (# of years)	63	63	63	63
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Split ranch	Split ranch	Split ranch	Split ranch
# Units	1	1	1	1
Living Sq. Feet	1,064	1,218	1,040	1,234
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1 · 1	3 · 1 · 1	3 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.23 acres	0.26 acres	0.22 acres
Other	none	MLS#2234866	MLS#2213799	MLS#2224913
Net Adjustment	--	-\$1,500	\$0	-\$1,500
Adjusted Price	--	\$243,500	\$282,500	\$263,500

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** LOCATION LOCATION LOCATION! Updated & fresh w/TONS of living space! Gleaming wood floors, neutral paint & wall of windows greet you in the Living Rm! Plenty of room for the piano, office, or play area! Kitchen w/tons of natural light, offers plenty of work space, white cabinets & SS app?!. Eat in area opens to HUGE deck & fenced backyard w/shed! Upstairs features newer carpet in all beds and a convenient Full bath. Primary bed w/ensuite too! Lower level includes large laundry and Rec Room. Walking distance to Corinth Square!
- Sold 2** Amazing chance to own this iconic 1954 Drummond Revere Home! it has same number of beds and baths then property subject.
- Sold 3** BACK ON THE MARKET NO FAULT TO SELLER! Buyer couldn't get funding. Beautiful home in the high demand Prairie Village! This home has 3BR, 1.5Bath and NEW refinished hardwood floors, newly painted walls/trim, SS appliances, freshly painted kitchen cabinets, & tons of natural light! Private, fully-fenced yard that backs up to expansive green space with large deck and Flagstone Patio. This home is in a fabulous location, walking distance to restaurants, grocery stores, businesses & more! Get instant equity here!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$286,000	\$286,000
Sales Price	\$282,000	\$282,000
30 Day Price	\$275,000	--
Comments Regarding Pricing Strategy		
Subject property appears to be maintained and conforms to the neighborhood I do not see any resale problem for subject to sell in 90 to 120 days. Most of the weight in this BPO was given to Sold Comp 2 because it is the most similar in GLA. Note: this valuation is NOT intended to be an Appraisal and should not be used as one, it was completed by a Licensed Real Estate Broker. This is for valuation purposes only		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 2516 78th Street W
Prairie Village, KS 66208



Front

L2 3310 79th Street W
Prairie Village, KS 66208



Front

L3 2800 75th Place W
Prairie Village, KS 66208



Front

Sales Photos

S1 3619 79th Street W
Prairie Village, KS 66208



Front

S2 4600 78th Street W
Prairie Village, KS 66208



Front

S3 8010 REINHARDT Lane
Prairie Village, KS 66208



Front

ClearMaps Addendum

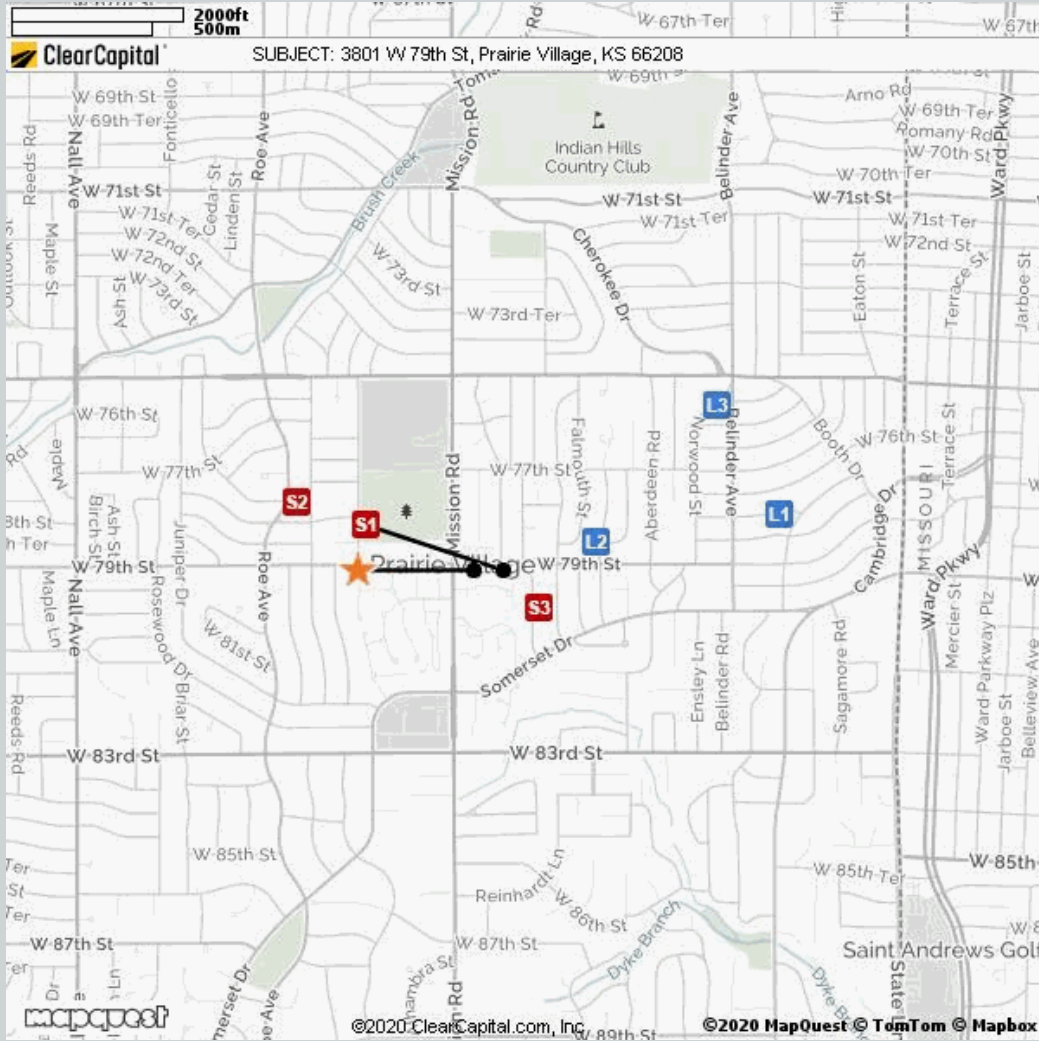
Address ★ 3801 W 79th Street, Prairie Village, KS 66208

Loan Number 42504

Suggested List \$286,000

Suggested Repaired \$286,000

Sale \$282,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3801 W 79th Street, Prairie Village, KS 66208	--	Parcel Match
L1 Listing 1	2516 78th Street W, Prairie Village, KS 66208	0.79 Miles ¹	Parcel Match
L2 Listing 2	3310 79th Street W, Prairie Village, KS 66208	0.30 Miles ¹	Parcel Match
L3 Listing 3	2800 75th Place W, Prairie Village, KS 66208	0.73 Miles ¹	Parcel Match
S1 Sold 1	3619 79th Street W, Prairie Village, KS 66208	0.08 Miles ¹	Parcel Match
S2 Sold 2	4600 78th Street W, Prairie Village, KS 66208	0.52 Miles ¹	Parcel Match
S3 Sold 3	8010 Reinhardt Lane, Prairie Village, KS 66208	0.20 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Trice Massey	Company/Brokerage	Greater Kansas City Realty
License No	BR00049943	Address	7820 Conser Place Overland Park KS 66204
License Expiration	01/01/2022	License State	KS
Phone	9132329252	Email	gkcrbpo@gmail.com
Broker Distance to Subject	2.41 miles	Date Signed	11/23/2020

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.